

[REDACTED]

**From:** system@acelo.com on behalf of [REDACTED]  
**Sent:** Friday, 2 November 2018 10:24 PM  
**To:** [REDACTED]  
**Subject:** Submission Details

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

Content:

I am one of the residents in the proposed South Creek Precinct. The proposed zoning has enormous negative impact on me and our family as follows:

Our land has devalued significantly since the proposed zoning has been published. If we have to sell our land today, the proceeds that we receive from the sales will be less than our existing mortgage. We will lose all savings that we have put into our property and we will not be able to repay our debt.

If our property is eventually zoned as non-urban, and if the government does not acquire our land immediately or does not have a policy to assist affected land owners, our land may devalued even further. We will lose all savings that we have put into the property and we will have to work very very hard to repay our debt.

Since the proposed zoning has had significant impact on many residents in the area, I would like to make the following recommendations to the government:

1. Could the government please ensure there are clear benefits for having significant non-urban land reserved for the South Creek Precinct and the benefits will outweigh the negative impacts that the rezoning process will have on the land owners of the South Creek Precinct
2. Could the government please try to minimise the impact the rezoning will have on the residents. For instance, the government should aim at minimising the land that will need to be taken as non-urban land. We have never seen floods along the creek, particularly around Thompson creek that is a small part of the South Creek.
3. Since the zoning proposal has created a lot of uncertainty, residents of South Creek precinct can't sell their land or refinance their mortgage. We have to put on hold many plans that we intend to do. Could the government please accelerate the rezoning process as well as make announcements that help to reduce or eliminate the uncertainty that the non-urban terminology has created.
4. If the government has to acquire land for the benefits of the community as well as for the benefits of the surrounding land owners, could the government please acquire affected land as soon as possible so that the affected land owners will not suffer financial losses and will be able to move into a new home that is not affected by land acquisition.
5. If the government has to down zone land for public purposes, could the government please create a system where beneficial land owners are required to compensate affected land owners. In particular, the airport and rezoning is expected to create financial gains for many land owners. At the same time, residents of the South Creek Precinct will be significantly impacted: they will suffer from noise that the airport and surrounding development creates and their land will be devalued. If the government decides to keep South Creek land as non-urban land for the benefits of the surrounding areas, the owners of surrounding land should be asked to contribute to a fund that the government can use to compensate the owners of the South Creek Precinct. This will ensure everyone will benefit from the government's proposed development and the government will not need to set aside a budget for compensation.
6. The government should also create policies to allow developers to purchase all land in the Aerotropolis core and South Creek precinct at the same price. This will ensure everyone is better off, everyone is treated fairly and the rezoning/ development process will be efficient and less time consuming. I understand that all properties [REDACTED] were zoned many years ago and their zoning was exactly the same. From the equity perspective, all [REDACTED] properties should be zoned to same now or the beneficial land owners can compensate the

impacted land owners.

7. The government could also consider an option that allows land owners of the South Creek Precint to benefit from the rezoning. For example, this could be from up zoning half of their land to a better zone with conditions that the remaining land to be used as green land. Alternatively, the government could request for surrounding land owners to provide compensation to the South Creek Precint land owners.

We would be greatful if the government could review our comments as well as comments from other residents in the area so that the rezoning process is fair, efficient and will bring long term benefits to everyone in the community. At the same time, the rezoning should not make anyone worse off and if the residents have to move because their rural lifestyle is affected, they should receive fair compensation so that they can purchase a similar rural property that is not affected by airport noise, development and/or acquisition.

IP Address: - 49.176.210.43

Submission: Online Submission from [REDACTED] (comments)

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